

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Attachment A

Signature of Applicant

James Whitledge

Date

12/8/2019

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Attachment A

Statement of Hardship City Council Variance Request

Property: 3815 Lockbourne Industrial Pkwy. Columbus, OH 43207

Parcel 510261443 and 510238338

Applicant: Jana Whittredge

User: Pro Cars 3815 Storage

Summary:

Pro Cars 3815 Storage is seeking a council variance to allow impound/salvage operation in the M-1 district. 3365.01- M-1 manufacturing district current zoning to allow 3389.07 impound lot, junk yard or salvage yard uses in an M-1 under issuance of a special permit from the Board of Zoning Adjustment

Reason for Variance:

This operation is located on an industrial parkway in which this operation is not visible from any residence and will not adversely effect supply of air or light to any adjacent property, unreasonably increase traffic congestion, increase the danger of fires, endanger public safety, or unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus. It should be noted the Department of Building and Zoning has recommended a code change to permanently allow such use in the M-1 district.

Description of Property:

This property is surrounded by warehouse, semi-truck & trailer storage and a recycling and trash company on an industrial park between Williams and Obetz Rd. The property is not visible from any residential property. The property consists of a portion of a paved airstrip, recycled asphalt surface storage area, a portable building and paved customer parking. The lot was constructed by the property owner (Pro-Tow, Inc.) for short-term storage of vehicles with written storage agreements. The size of the property is 14.34 acres.

Description of Property Use:

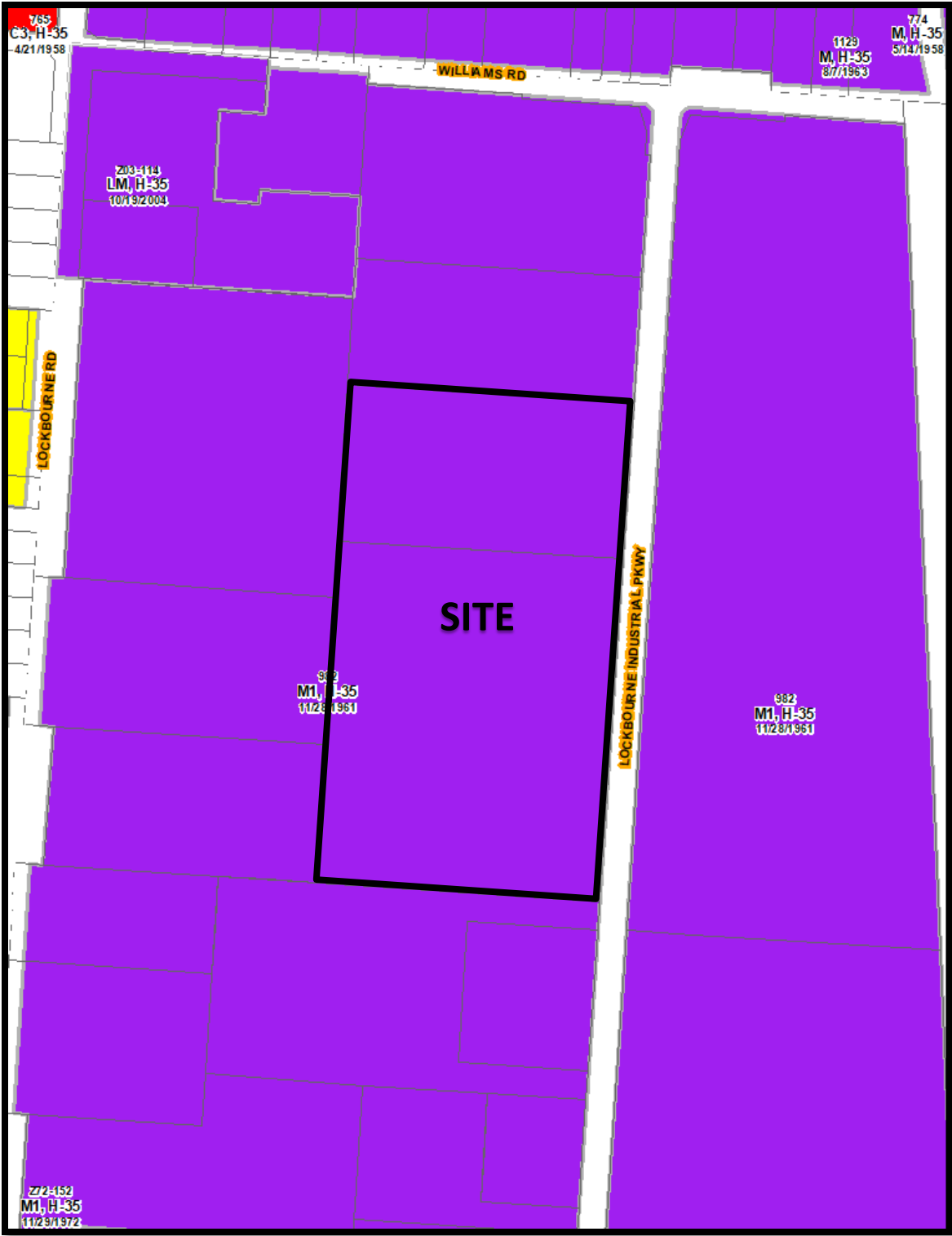
The applicant Pro Cars 3815 Storage (an affiliated entity to Pro-Tow, Inc.) uses this property for its headquarters and for conducting its business on this site. Our business provides a technology leveraged, application based system for towing companies to both receive calls and bring to our lot for storage and administration purposes. This property serves as a hub for both Pro-Tow, Inc. and smaller companies without staffed and dedicated lots to pursue and participate in contracts by having a lot they can utilize. This property provides a support service to the

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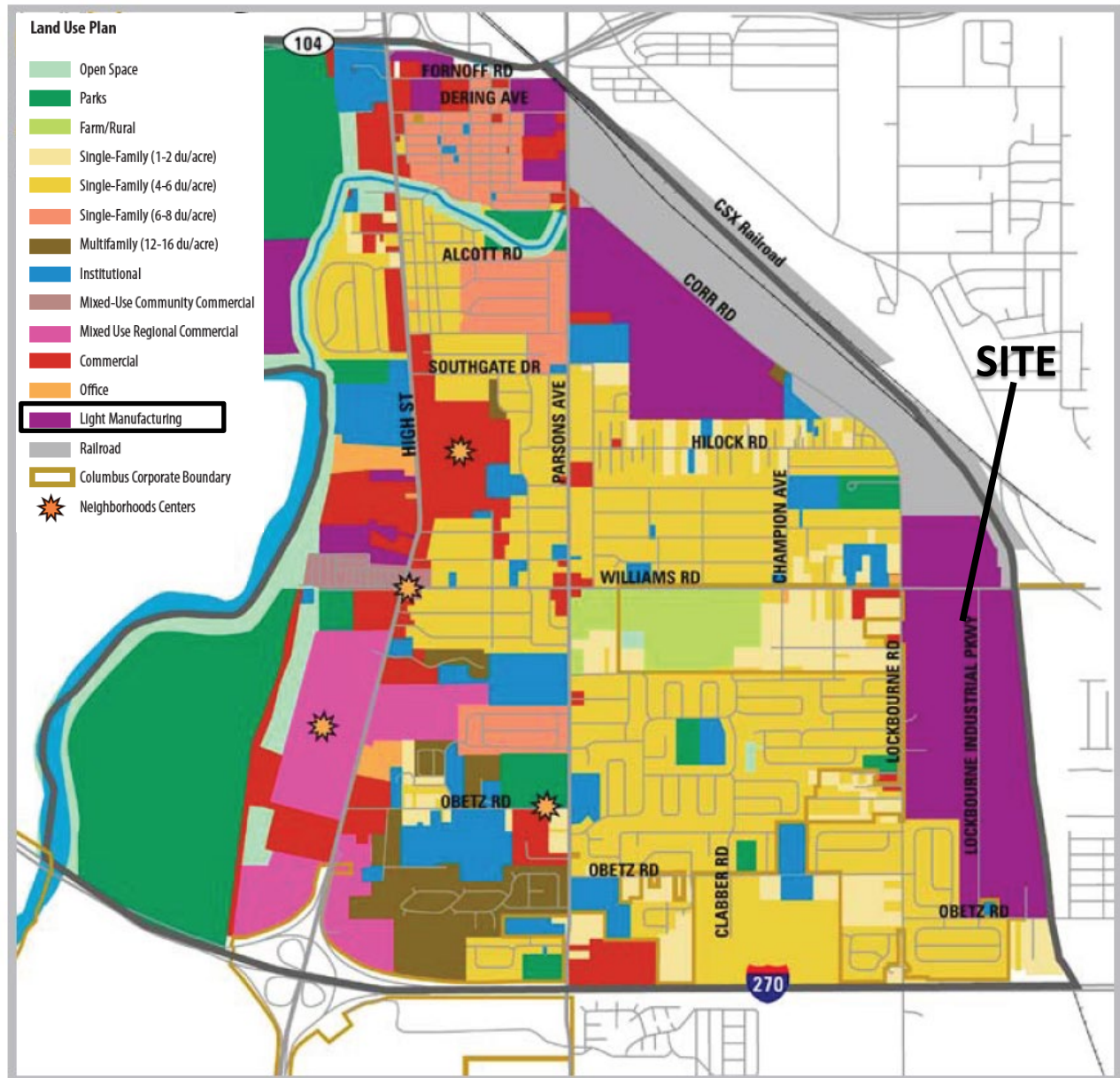
general public by dedicating a place for disabled and damaged vehicles to be stored rather than being stored in residential areas at car owner's houses or being abandoned on the roadway. Our company uses site remediation protocols for proper disposing and recycling of accident debris which supports keeping our waterways clear, our streets clean, and prevents customers from having to use harsh chemical cleaners on their property. This service allows smaller companies to use our resources and best practices to provide the best possible services to all customers. This custom solution allows for faster insurance claim processing because of our proximity to insurance auctions and the ability to access all information from an incident in one centralized location. It should be noted that according to the Scioto Southland Area Plan, this property is classified for the same use as the city owned impound lot.

Business Impact Statement:

This council variance is necessary to allow Pro Cars 3815 Storage to continue to use the property in the same manner it has since it began in 2018 at this location. The ability to store wrecked vehicles and process vehicles is critical to our operation and without this variance we would have to move our operation which would have a significant impact causing a business hardship. The current use has not had any negative impact on our area nor would this variance allow for any adverse effects.



CV19-132
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Approximately 14.39 acres



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Standardized Recommendation Form

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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV19-132

Address 3815 LOCBBOURNE INDUSTRIAL PARKWAY

Group Name FAR SOUTH COLUMBUS AREA COMMISSION

Meeting Date FEBRUARY 13, 2020

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES: SUBMITTER'S APPLICATION WAS RECOMMENDED FOR APPROVAL

Vote AYE-9, NAY-0, ABSTAIN-0

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title FAR SOUTH COLUMBUS AREA COMMISSION

Daytime Phone Number 740-649-5376

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.
 Please make checks payable to the Columbus City Treasurer

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV19-132

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jana Whittredge
of (COMPLETE ADDRESS) P.O. 73, Ashville, OH 43103

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format. Check here if listing additional parties on a separate page.

Name of business or individual (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

1. Jana Whittredge P.O. 73 Ashville, OH 43103	2. Tessa Whittredge P.O. 73 Ashville, OH 43103
3. Lyndsey Whittredge P.O. 73 Ashville, OH 43103	4. Pro-Tow, Inc. 1669 Harmon Ave Columbus, OH 43223



SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

DW
09-09-2024



This Project Disclosure Statement expires six months after date of notarization.

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